

CITY OF SHEBOYGAN

OWNER-INVESTOR

LEAD HAZARD REDUCTION



GUIDELINES AND APPLICATION

January 2013

- 1 You must be the owner of the property to be rehabilitated.
- 2 The property must be located in the City of Sheboygan. Priority is given to any properties located in the central part of the City. All housing units must be occupied by families: with children under the age of six or must house a pregnant women enrolled in the Sheboygan county Department of Public Health (**SCDPH**) prenatal care coordination program.
- 3 Total debt on the property (including our loan) cannot exceed **100%** of the property's after-rehabilitation market value. The City will place a mortgage on the property to secure the loan.
- 4 Applicants must meet the income guidelines (January 2013) shown below:

FAMILY SIZE	MEDIAN INCOME OF 80%
1	\$40,000
2	\$45,760
3	\$51,440
4	\$57,120
5	\$61,760
6	\$66,320
7	\$70,880
8+	\$75,440

This is a deferred loan to qualified applicants. This loan will be forgiven if the applicant owns the home for five years after the loan closing and signs the rental agreement with the Sheboygan Housing Authority. If the owner sells or fails to list the property with the Sheboygan Housing Authority during the five-year period, the loan would be pro-rated and must be paid back without interest. In addition, non-qualifying home renovation undertaken in conjunction with lead hazard control activities may be supported by the City's existing Community Development Block Grant (CDBG) program. Lead Hazard Control and CDBG expenses will not exceed **\$25,000.00**.

****NOTE**:** A loan will not be made if there are any delinquent real estate taxes or judgment liens encumbering the property. These must be satisfied before a loan is made.